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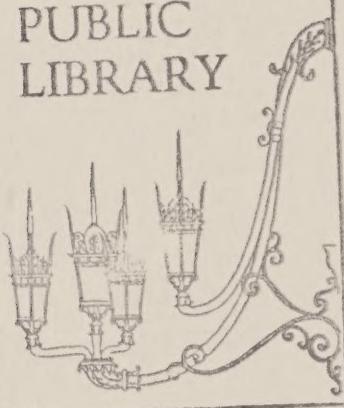


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CITY OF BOSTON
POPULATION PROJECTIONS

A SUMMARY

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Boston Redevelopment Authority
Research Department

February 1982

Kevin H. White, Mayor
City of Boston

Robert J. Ryan, Director
Boston Redevelopment Authority

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A SUMMARY

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Kevin H. White, Mayor
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Alexander Ganz, Director
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Boston Redevelopment Authority
Board of Directors

Robert L. Farrell, Chairman
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CITY OF BOSTON
POPULATION PROJECTIONS

A SUMMARY

Population projections have been prepared by the City of Boston, based on extensive information and analysis, and are widely used in the City's planning and development effort. These differ from those of the Metropolitan Area Planning Council in both numbers and method. A summary of Boston's population projections follows. The methodology used and how it differs from that of the MAPC is also described.

I. POPULATION PROJECTIONS BY THE CITY OF BOSTON

Analysis of the population, housing and economic changes in Boston, in the 1970-80 period, in the setting of the experience of the metro area and New England, and future prospects, points to an outlook for a halt to the decline of the City's population and a prognosis for modest growth in the 1980-90-2000-2010 years.

While Boston's overall population level suffered a net loss in the last decade, important currents of strength emerged which are expected to dominate in the 1980-90 years, and in the two succeeding decades to 2010. The fall in Boston's population had come about with the continuation of the exodus of families with children which characterized the suburbanization and flow to the Sunbelt process of the 1950-60-70 period. But important countervailing changes were taking place, also, in population, in housing and in the City's economy. And the growing strength of these is projected to prevail in the 1980-90-2000-2010 period.

The transformation and modernization of Boston's economic base, the growth in the aesthetic, cultural and recreational amenities of the City, and the extraordinary national growth in household formation due to the postwar baby boom, brought about a substantial influx of young adults, largely middle class and professional, which increased the population of the more centrally located neighborhoods of Boston in the 1970-80 period. Boston had gained 55,000 net new jobs, in the 1976-81 years, reflecting continuous growth of a broad range of services activities. With the new jobs and inflow of young adults, there was an increase in the professionalization of the City's labor force, and a doubling of the proportion of the adult population with a college education, between 1970 and 1980.

The rise in the numbers of young adults, largely white, was complemented by the inflow of minority population--black, Hispanic, and Oriental.

The cross-flow of the demographic currents is evidenced by the change in the age, race, and ethnic composition of Boston's population in the last decade. The working age population, and the labor force,

hardly declined at all. (The number of households had held steady at 218,457 in 1980, in comparison with 217,622 in 1970, but their average size was smaller.) Most of the net loss in population (three-fourths) was in the less-than-18 age group, and the remainder was in the 45 and over group. The young adult age group, 25 to 34, increased by 28,000, a growth of 35 percent. The black population had risen by 21,000, and Hispanic by 18,000. These population streams will grow with the expanding job base of the City.

Unprecedented levels of development and construction activity currently underway in Boston signify the creation of 50,000 new jobs over the next five years. For the 1980-90 decade, investment underway and planned is projected to generate 80,000 net new jobs. Boston residents currently capture one out of three jobs in the City. With the anticipated gains in jobs, Boston's population is projected to grow modestly.

To accommodate the housing needs and demand of Boston's 1980 population, 28,000 dwelling units had been constructed in the 1970-80 decade, and 19,000 demolished, for a net increase of 9,000, equal to four percent of the City's housing stock. Currently, 9,000 dwelling units are underway or planned. With the improvement of the City's economic fortunes, a strong housing demand has emerged. For the 1980-90 decade, new construction is expected to maintain the rate of the last decade; demolitions will be fewer with the current feverish interest in rehabbing and converting anything that can be transformed into marketable housing, and a net increase of 23,000 dwellings is projected.

Boston's ambitious planning and development effort is designed to enhance the attractiveness of the City as a place to live and to work. These growth goals have already had some measure of success, and the prospects and potential for the 1980-90 decade are outstanding.

The perspective for Boston's population draws not only on the outlook for jobs and housing for the City, but also on its setting and role in the metro area, the State, and the New England Region.

New England is a Resurgent Region¹, and Boston and its metro area make up its dynamic center. An extraordinary process of structural change and transformation has brought rates of growth in employment and

¹ Jackson, Masnick, Bolton, Bartlett, Pitkin, The Joint Center for Urban Studies of MIT and Harvard University, Regional Diversity, Growth in the United States, 1960-1990, 1981.

Lynn E. Browne and John S. Hekman, Federal Reserve Bank of Boston, New England Economic Review, January-February, 1981, "New England's Economy in the 1980s."

U.S. Department of Labor, Bureau of Labor Statistics, New England Regional Office, A Generation of Change in the New England Employment Structure, 1947-79, 1981.

personal income for the metro area and for New England that exceeded that of the nation as a whole, over the last five years. Boston's gains have been more modest.

The experience of the last five years contrasts notably with that of the early post-war period, when New England was described as "a declining region."¹ The better-than-national-average rates of growth, in the 1976-81 years, differ markedly also from those of the early 1970s when New England was severely impacted by the national economic recessions of those years. In the interim, Boston, the Metro Area, Massachusetts, and New England achieved a new stage of economic transformation, shifting from their declining century-old activities in textiles, leather, and agriculture, for a new and rapidly growing economy in high technology industry, a broad range of services activities including business, professional and engineering services, banking and finance, higher education and medicine, and recreation and tourism.

In 1980, the nation's employment growth rate was exceeded by that of New England, Massachusetts, the Metro Area, and Boston, in that ascending order. In the same year, the increase in personal income and per capita income for the nation was surpassed by those for New England and Massachusetts.

In the years 1976-79, the rate of increase in total employment, and in manufacturing employment, in New England the Boston Metro Region, was greater than that for the nation as a whole. This contrasted with the sixty percent of the national growth rate in employment experienced by New England in the recession years of the early 1970s. In effect, the transformation of the New England economy has given the region an economic structure well in tune with those sectors of the national economy advancing most rapidly. It has also made the region less susceptible to the kind of recession the nation is currently experiencing.

Just as the long-time lag in the New England economy lay the base for long-term out-migration of population and labor force, the new stage of growth and attractiveness of New England is generating a new flow of in-migrants, mainly middle class and largely professional.

Boston's population projections are presented, in summary form, in an accompanying chart and three tables. The projections are from a City of Boston, Boston Redevelopment Authority Report entitled, Boston and the MAPC Region, Center of a Resurgent New England; Population and Employment Projections, 1990, 2000, 2010, December 1981.

¹ Seymour E. Harris, The Economics of New England, Case Study of An Older Area, Harvard University Press, 1952.

BOSTON POPULATION 1790 TO 1980, WITH PROJECTIONS TO 2010

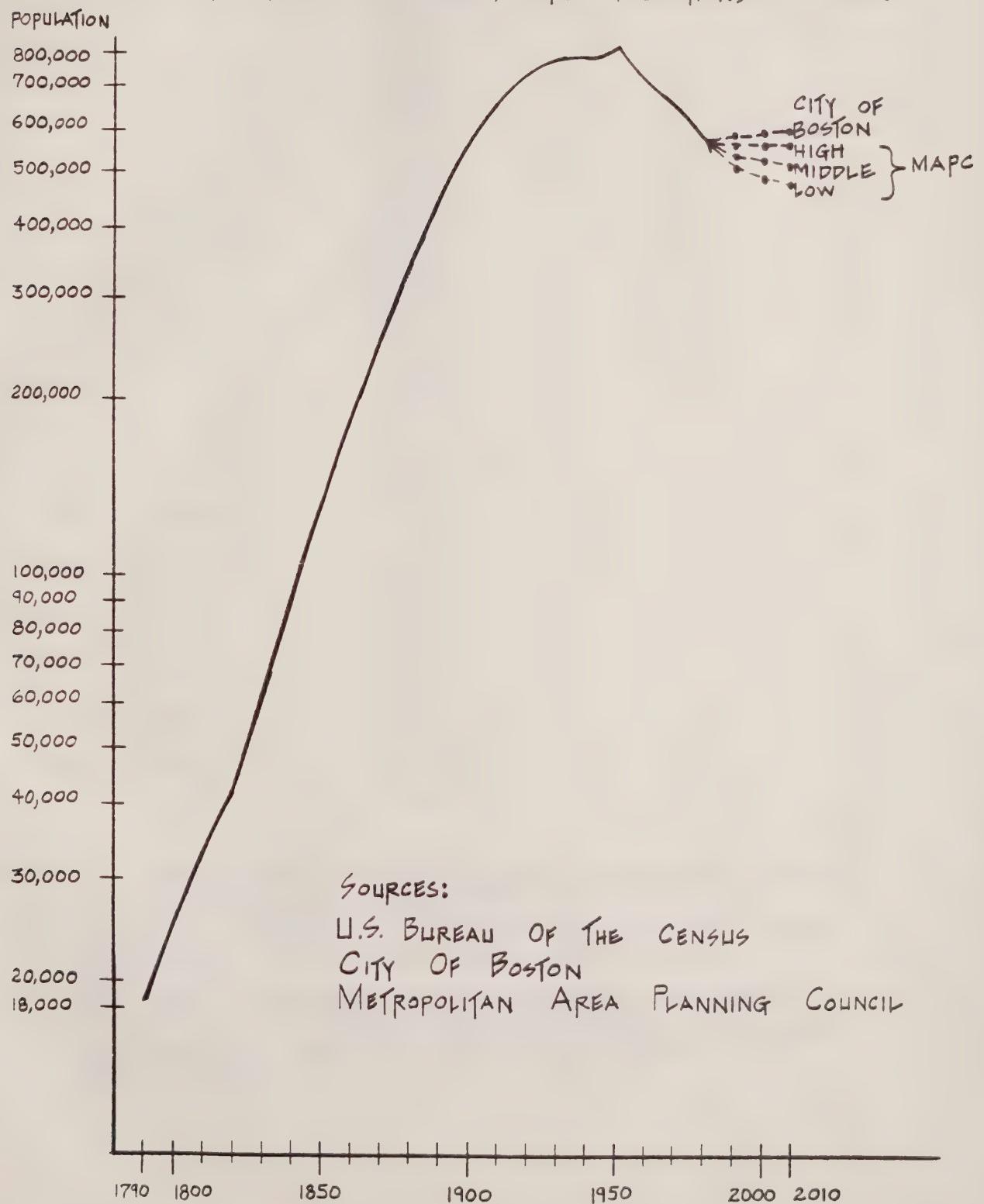


Table 1

BOSTON POPULATION 1790 TO 1980, WITH PROJECTIONS TO 2010

<u>Year</u>	<u>Population</u>
1790	18,320
1800	24,937
1810	33,787
1820	43,298
1830	61,392
1840	93,383
1850	136,881
1860	177,840
1870	250,526
1880	362,839
1890	448,477
1900	560,892
1910	670,585
1920	748,060
1930	781,188
1940	770,816
1950	801,444
1960	697,197
1970	641,071
1980	562,994
1990 City of Boston	575,000
high	548,400
MAPC middle	528,900
low	509,400
2000 City of Boston	585,000
high	555,700
MAPC middle	521,600
low	501,900
2010 City of Boston	594,157
high	562,400
MAPC middle	519,200
low	495,200

Source: U.S. Bureau of the Census, 1970 Census of Population: Number of Inhabitants, U.S. Summary, Table 28.

U.S. Bureau of the Census, 1980 Census of Population: Final Population and Housing Unit Counts, Massachusetts (March 1981).

MAPC, Interim Population Forecast 1980-2010 (January 1982).

City of Boston, BRA, Boston and the MAPC Region: Population and Employment Projections 1990,2000,2010, Table 5 (Dec. 21, 1981).

Table 2
BOSTON PROJECTIONS

	<u>Population</u>	<u>Total Employment</u>	<u>Manufacturing Employment</u>
1980	562,994	548,000	52,900
1990	575,000	620,000	63,000
2000	585,000	661,000	66,000
2010	594,157	700,800	68,900

Annual Average Growth Rates

	<u>Population</u>	<u>Total Employment</u>	<u>Manufacturing Employment</u>
1980-2010	.18%	.82%	.88%
1980-1990	.21	1.24	1.76
1990-2000	.17	.65	.47
2000-2010	.16	.58	.43

Population and Employment Change

	<u>Population</u>	<u>Total Employment</u>	<u>Manufacturing Employment</u>
1980-2010	+31,168	+152,800	+16,000
1980-1990	+12,006	+ 72,000	+10,100
1990-2000	+10,000	+ 41,000	+ 3,000
2000-2010	+ 9,157	+ 39,800	+ 2,900

Table 3

**POPULATION PROJECTIONS
SUMMARY TABLE**

Population

	New England	Mass.	MAPC Region	Boston
1980	12,348,493	5,737,037	2,899,082	562,994
1990	13,332,959	6,182,131	3,110,000	575,000
2000	13,991,768	6,479,220	3,250,000	585,000
2010	14,571,130	6,722,923	3,366,428	594,157

Annual Average Growth Rates

1980-2010	.55%	.53%	.50%	.18%
1980-1990	.77	.75	.70	.21
1990-2000	.48	.47	.44	.17
2000-2010	.41	.37	.35	.16

II. HOW THE MAPC AND THE CITY OF BOSTON PROJECTIONS DIFFER IN SOURCES, CONCEPTS, METHODS AND RESULTS

MAPC forecasts the population of the Region to remain the same over the 1980-2010 period. For example, for the 1980-90 period, this is the net result of (1) zero change projected for each of 55 communities which made up 43 percent of the regional population in 1980, (2) a six percent loss for each of fourteen older urban communities, which accounted for 44 percent of the regional population, and (3) an average nineteen percent gain for 32 communities which made up fourteen percent of the regional population.

The MAPC regional forecasts extrapolate recent trends in fertility, net migration, household size, and approximate net change in housing stock. They assume no necessary relationship between changes in jobs and population. Though reference is made to broad national demographic trends, past and future, the projections for the MAPC Region are not specifically related to projections for the State, the New England Region, or the Nation.

Little importance is attached to growth strategies and policies pursued by individual communities. The MAPC projections seem to reflect the no-growth desire of many Massachusetts suburban cities and towns, as noted in the 1977 report of the Office of State Planning, entitled, City and Town Centers, A Program for Growth, The Massachusetts Growth Policy Report. Conversely, the MAPC seems to shun the growth needs and articulated plans of the larger cities.

In contrast, Boston's population projections are constructed from specific, substantive, detailed information and analyses of demographic and economic trends, including both data from the U.S. Census, as well as a 1980 representative household survey, and the recent experience in housing construction, the housing market, and housing development plans. The analysis and projections are also closely related to Boston's recent jobs and development experience, the outlook for the economy and the City's planning effort.

In addition, the City of Boston population projections are consonant with official national projections of population and employment for the Nation, New England, Massachusetts and the Boston Metro Area, and the analytic frame of reference they represent. The projections reflect the resurgence of the New England economy recently reported by analysts of the U.S. government, the Federal Reserve Bank of Boston, and the Joint Center for Urban Studies of MIT and Harvard.

The resurgence in the economy is projected to slow the flight to the sunbelt which had sapped population from the region during most of the postwar period as growth in employment opportunities in New England lagged behind that of the Nation as a whole.

